033.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,700 / 671,700
					USE VALUE:	671,700 / 671,700
					ASSESSED:	671,700 / 671,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WULFF MEGAN AILEEN
Owner 2:	GENNE-BACON ELIZABETH ANN
Owner 3:	
Street 1:	25 GARDNER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DESHMUKH MADHUKAR N--ETAL -
Owner 2:	DESHMUKH PRATIBHA M -
Street 1:	25 GARDNER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,383 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6383.000	280,300		391,400	671,700
Total Card	0.147	280,300		391,400	671,700
Total Parcel	0.147	280,300		391,400	671,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.30 | /Parcel: 437.3

Legal Description

User Acct 22558

GIS Ref

GIS Ref

Insp Date 12/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,200	0	6,383.	391,400	669,600	669,600	Year End Roll	12/18/2019
2019	101	FV	267,400	0	6,383.	354,700	622,100	622,100	Year End Roll	1/3/2019
2018	101	FV	193,500	0	6,383.	336,300	529,800	529,800	Year End Roll	12/20/2017
2017	101	FV	193,500	0	6,383.	293,500	487,000	487,000	Year End Roll	1/3/2017
2016	101	FV	193,500	0	6,383.	250,700	444,200	444,200	Year End	1/4/2016
2015	101	FV	181,700	0	6,383.	232,400	414,100	414,100	Year End Roll	12/11/2014
2014	101	FV	181,700	0	6,383.	192,600	374,300	374,300	Year End Roll	12/16/2013
2013	101	FV	181,700	0	6,383.	183,400	365,100	365,100		12/13/2012

!2694!

PRINT

Date	Time
12/10/20	18:03:24

LAST REV

Date	Time
12/20/19	11:14:03
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2694

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESHMUKH MADHUK	70322-321		12/1/2017		646,000	No	No		
	13727-283		6/1/1979		62,500	No	No		Y

USER DEFINED

Prior Id # 1:	22558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1117	Porch	3,500	C				
7/26/2018	1050	Re-Roof	8,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
2/5/2018	SQ Returned	MM	Mary M
1/27/2009	Meas/Inspect	294	PATRIOT
4/1/2000	Inspected	264	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6383		Sq. Ft.	Site		0	64.	0.96	3									391,354						391,400	

Total AC/HA: 0.14653 | Total SF/SM: 6383 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,354 | Spl Credit | Total: 391,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	8 - Irregular		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.36595643
Adj $ / SQ:	193.624
Other Features:	83040
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406199
Depreciation:	125922
Depreciated Total:	280277

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

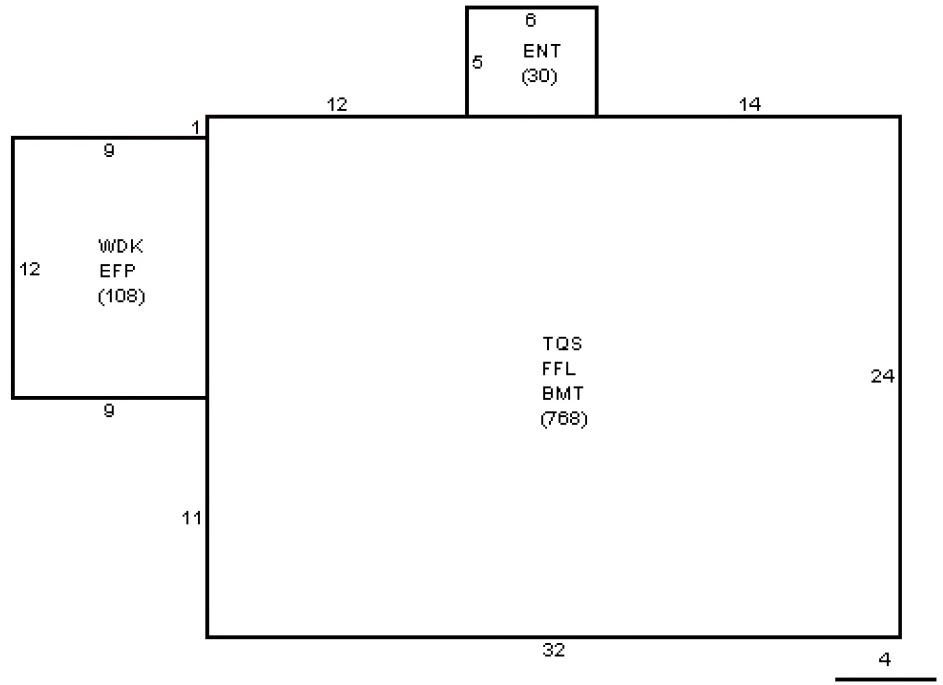
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.62
Special Features:	0	Val/Su Net:	118.87
Final Total:	280300	Val/Su SzAd	208.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	67.530	51,860
FFL	First Floor	768	193.620	148,703
TQS	3/4 Story	576	193.620	111,528
EFP	Enclos Porch	108	71.620	7,735
WDK	Deck	108	20.840	2,251
ENT	ENTRY	30	36.060	1,082

Net Sketched Area:	2,358			Total:	323,159
Size Ad	1344	Gross Are	2550	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: